

ORDINANCE NO. 901

AN ORDINANCE OF THE CITY OF McCLEARY, WASHINGTON, ANNEXING TO THE CITY OF McCLEARY THE APPROXIMATELY 42-ACRE AREA KNOWN AS THE RANCH AT CAMP CREEK ANNEXATION AREA (GRAYS HARBOR COUNTY TAX PARCEL NO. 180501320000); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

R E C I T A L S:

WHEREAS, RCW 35A.14.120 authorizes the direct petition method of annexation of unincorporated territory into the City; and

WHEREAS, on October 21, 2025, the owners of not less than ten (10) percent in value of the approximately forty-two (42) acre area lying contiguous to the City and comprising Grays Harbor County Tax Parcel No. 180501320000, owned by Ranch at Camp Creek LLC, notified the City Council in writing of their intention to commence annexation proceedings; and

WHEREAS, the initiating parties circulated a petition to annex the area to the City, signed by the owners of not less than sixty (60) percent in value of the property in the annexation area, and then filed the petition with the City; and

WHEREAS, on November 5, 2025, the City Council adopted Resolution No. 786, which accepted the petition as sufficient and initiated the annexation review process, and recorded the City's requirement that the annexed area conform to the City's Comprehensive Plan and assume its fair share of the City's existing indebtedness; and

WHEREAS, a Notice of Intention for the proposed annexation was filed with the Boundary Review Board of Grays Harbor County (File No. 2026-001), and on September 2, 2026 the Boundary Review Board approved the proposed annexation; and

WHEREAS, on June 10, 2026, the City Council held a public hearing on the petition, notice of which was published and posted as required by RCW 35A.14.130; and

WHEREAS, an additional public hearing on the proposed annexation will be held on October 14, 2026, notice of which was published and posted as required by RCW 35A.14.130, at which all interested persons were afforded an opportunity to appear and be heard; and

WHEREAS, the legal description of the annexation area was prepared and certified by a professional land surveyor licensed in the State of Washington and complies with RCW 35A.14.410; and

WHEREAS, the annexation area is consistent with, and shall be governed by, the City of McCleary Comprehensive Plan; and

WHEREAS, the City Council has determined that annexation of the described territory is in the best interests of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS BY THE CITY COUNCIL OF THE CITY OF MCCLEARY, THE MAYOR CONCURRING:

SECTION 1: The territory legally described on Exhibit A, attached hereto and incorporated herein, is hereby annexed to the City as of the effective date of this Ordinance. The annexed territory shall be known as the Ranch at Camp Creek Annexation Area. This Ordinance annexes only the property described in the petition and no property not so described.

SECTION 2: The Ranch at Camp Creek Annexation Area shall be subject to and governed by the City of McCleary Comprehensive Plan. The Annexation Area shall have the zoning designation of Single Family Residential (R1).

SECTION 3: As required by the City Council in Resolution No. 786, all real property within the Ranch at Camp Creek Annexation Area shall be assessed and taxed at the same rate and on the same basis as other property within the City to pay its fair share of any outstanding indebtedness of the City existing at the date of annexation, as provided by RCW 35A.14.150.

SECTION 4: Upon passage of this Ordinance, the City Clerk-Treasurer is directed to file a certified copy of this Ordinance with the Board of County Commissioners of Grays Harbor County, Washington, as required by RCW 35A.14.140, and to take such further action as may be necessary to give effect to this annexation, including any filings required for the assessment and taxation of the annexed area.

SECTION 5: SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases had been declared invalid or unconstitutional, and if for any reason this Ordinance should be declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

SECTION 6: CORRECTIONS. Upon approval of the Mayor and City Attorney, the Clerk-Controller and the Code Reviser are authorized to make necessary corrections to this

ordinance, including the correction of clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or ordinance number and section/subsection numbering.

SECTION 7: EFFECTIVE DATE. This Ordinance shall take effect upon the fifth day following date of publication.

PASSED this 14th day of October, 2026, by the City Council of the City of McCleary, and signed in authentication thereof this 14th day of October, 2026.

CITY OF McCLEARY:

Andrea Dahl, Mayor

ATTEST:

Julie Pope, City Clerk-Treasurer

APPROVED AS TO FORM:

Madison A. Pleasant, City Attorney



**BERGLUND, SCHMIDT
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

2323 Bay Avenue
Hoquiam, WA 98550
(360) 532-7630
www.berglundschmidt.com

February 11, 2026

LEGAL DESCRIPTION FOR:

The Ranch At Camp Creek, LLC
50 Quinn Lane
Montesano, WA 98563

Legal Description: Annexation Parcel

Grays Harbor County Tax Parcel No. 180501320000
Per Bargain and Sale Deed recorded under AFN 2025-07110041

The North half of the Southwest quarter lying Westerly of State Highway 108 in Section 1, Township 18 North, Range 5 West of the Willamette Meridian.

EXCEPT that portion conveyed to Puget Sound and Grays Harbor Railroad and Transportation Company by Right-of-Way Deed recorded October 14, 1890 in Volume 22 of Deeds, page 496.

Situate in the County of Grays Harbor, State of Washington.



Kevin M. Schmidt, PLS No. 57242



PROPOSED ANNEX
PARCEL 42.6 ACRES

CURRENT CITY
LIMITS



NOTES

TAX PARCEL NO. 180501320000

DATA FROM GRAYS HARBOR COUNTY
ASSESSOR.

THE PURPOSE OF THIS EXHIBIT IS FOR
AN ANNEX WITH THE CITY OF MCCLEARY.

SECTION 1, TOWNSHIP 18 NORTH, RANGE
5 WEST W.M.

PROPOSED ANNEXATION EXHIBIT

ON ASSESSORS MAP

FOR: RANCH AT CAMP CREEK
50 QUINN LANE
MONTESANO, WA 98563



BERGLUND, SCHMIDT & ASSOC., INC.

PROFESSIONAL LAND SURVEYORS

2223 BAY AVENUE

HOQUIAM, WA 98550

TEL.: (360)332-7630 office@berglundschmidt.com

DRAWN BY:	KS	SCALE:	NTS	SHEET:	1 OF 1
DATE:	2-11-2026	JOB NO.	25.069		

**BEFORE THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR GRAYS HARBOR COUNTY**

In the Matter of	)	File No. 2026-001
ANNEXATION OF 42.65 ACRES	)	RESOLUTION AND
TO THE CITY OF MCCLEARY	)	HEARING DECISION

HEARING DECISION

BRB 2026-001: Proposed Annexation of 42.65 Acres to the City of McCleary is hereby **APPROVED** by the Washington State Boundary Review Board pursuant to the Revised Code of Washington (RCW) 36.93.170, "Factors to be considered by the Board;" and RCW 36.93.180, "Objectives of the Boundary Review Board."

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER LYING WESTERLY OF STATE HIGHWAY 108 IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION CONVEYED TO PUGET SOUND AND GRAYS HARBOR RAILROAD AND TRANSPORTATION COMPANY BY RIGHT-OF-WAY DEED RECORDED OCTOBER 14, 1890 IN VOLUME 22, PAGE 496, RECORDS OF GRAYS HARBOR COUNTY; SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

RESOLUTION

WHEREAS, pursuant to the provisions of RCW 36.93.100, the Washington State Boundary Review Board for Grays Harbor County is required to review and either approve, disapprove, or modify any of the actions set forth in RCW 36.93.090 whenever its jurisdiction is invoked; and

WHEREAS, the annexation process was initiated when the City of McCleary was petitioned by the property owner, requesting annexation to the City of McCleary of approximately forty-two decimal sixty five (42.65) acres; and

WHEREAS, the petition was executed by the owner of property representing more than 60% (sixty percent) of the assessed valuation of the real property covered by the petition; and

WHEREAS, the McCleary City Council considered the petition at its October 21st, 2025 public meeting and adopted Resolution No. 786 accepting the proposal for annexation and approving the annexation subject to the review by the Boundary Review Board; and

WHEREAS, a Notice of Intention was filed with the Boundary Review Board on February 18th, 2026, by the City of McCleary proposing the annexation of 42.65 acres; and

WHEREAS, the Notice of Petition was deemed sufficient on April 7th, 2026; and

WHEREAS, the Notice of Intention was then circulated to affected agencies and interested parties on April 8th, 2026; and

WHEREAS, Grays Harbor County invoked the Board's jurisdiction on May 21st, 2026; and

WHEREAS, the Boundary Review Board met at a July 1st, 2026 regular meeting to set a public hearing on the proposed annexation for August 5th, 2026, at 3:00 pm in the Commissioners' Meeting Room, Administration Building, 100 West Broadway in Montesano; and

WHEREAS, the area proposed for annexation was posted with a Notice of Public Hearing on July 21st, 2026, in at least ten places; and

WHEREAS, public notice procedures pursuant to RCW 36.93.160 were carried out including notice to affected jurisdictions thirty days prior to the public hearing (08-05-26), publication of legal notices in *The Daily World* (07-16-26, 07-29-26 and 08-01-26); and

WHEREAS, prior to the public hearing, the Board received the following exhibits:

Exhibit No. 1

Notice of Intention packet submitted February 18th, 2026, from the City of McCleary

Exhibit No. 2

Petition dated May 21st, 2026, from a group of McCleary citizens requesting the Board's jurisdiction be invoked.

Exhibit No. 3 (labeled F)

Grays Harbor County Assessor's map of proposed annexation area.

Exhibit No. 4 (labeled G)

Vicinity map submitted by Grays Harbor County staff.

Exhibit No. 5 (labeled H)

Topography and elevation map submitted by Grays Harbor County staff.

Exhibit No. 6 (labeled I)

Written verification of legal description by Grays Harbor County staff dated, July 30th, 2026 for property proposed for annexation.

Exhibit No. 7 (labeled J)

Population distribution map submitted by Grays Harbor County staff.

Exhibit No. 8 (labeled K)

Land size (acreages) map submitted by Grays Harbor County staff.

Exhibit No. 9 (labeled L)

Parcels/parcel numbers map submitted by Grays Harbor County staff.

Exhibit No. 10 (labeled M & N)

Comprehensive land use plan map submitted by Grays Harbor County staff.

Exhibit No. 11 (labeled O & P)

County/City zoning designations map submitted by Grays Harbor County staff.

Exhibit No. 12 (labeled Q)

Critical Areas map submitted by Grays Harbor County staff.

Exhibit No. 13 (labeled R)

Population growth projection submitted by Grays Harbor County staff.

Exhibit No. 14 (labeled S)

Existing land use map submitted by Grays Harbor County staff.

Exhibit No. 15 (labeled T)

Assessed valuation (2026) map submitted by Grays Harbor County staff.

Exhibit No. 16

Declaration and Sample Posting of Public Notice submitted by Wendy Chatham.

Exhibit No. 17

Notice of public hearing publication in *The Daily World*.

WHEREAS, a public hearing was held on August 5th 2026, at 3:00 pm in the Commissioners' Meeting Room, Administration Building, 100 West Broadway in Montesano as well as on Zoom, all proceedings were recorded and three Board members were present satisfying the quorum requirement; and

WHEREAS, the Clerk of the Board administered an oath to those planning to testify; and

WHEREAS, public testimony was given by:

- 1) Teri Franklin, Citizen of Elma
- 2) Deidre Harrington, Citizen of McCleary

- 3) Michelle Belcher, Citizen of McCleary
- 4) Laura Mansmith, Citizen of McCleary
- 5) Tim Hartman, Citizen of McCleary
- 6) Denise Morrison, Citizen of McCleary
- 7) Jane Hamlin, Citizen of McCleary
- 8) Darrin Raines, City Manager for the City of McCleary

WHEREAS, no additional exhibits were received at the public hearing. and

WHEREAS, the Boundary Review Board considered all testimony and exhibits, adopted plans and policies including the Grays Harbor County Comprehensive Plan, considered each factor (RCW 36.93.170), and determined which objectives were met or not met by the proposal (RCW 36.93.180) and with a vote of three (3) in favor and zero (0) against, directed its staff to prepare a written decision to **APPROVE** the proposal (See Exhibit A); and

WHEREAS, the Boundary Review Board is entering its written decision concerning this matter, pursuant to RCW 36.93.160 (4), and is adopting and filing its decision with the Board of County Commissioners and the clerk of each governmental unit directly affected on or before October 12th, 2026.

FINDINGS

NOW THEREFORE THE BOARD FINDS THAT BRB 2026-001: Proposed Annexation of 42.65 Acres to the City of McCleary was **APPROVED** by a 3-0 vote by the Washington State Boundary Review Board for Grays Harbor County. This action is based upon the following findings pursuant to RCW 36.93.170, "Factors to be considered by the Board", RCW 36.93.180, and "Objectives of the Boundary Review Board."

FACTORS (RCW 36.93.170)

The Boundary Review Board considered all of the factors identified in RCW 36.93.170, which include, but were not limited to the following:

1. POPULATION AND TERRITORY

Population density: The proposed annexation area is General Development 5 (G5) zoned with 0 persons living there and 2,085 persons living in the annexation city, according to the 2010 U.S. Census. The projected population for the annexation area was not provided by the City of McCleary.

Land Area and Uses: The current land use of the proposed annexation area and surrounding area is General Development 5 (G5) with Single Family Residential (R1) and Rural Residential (RR) surrounding. The City of McCleary stated that the zoning under City of McCleary code would be similar (R1).

Comprehensive Plans and Zoning: The land is currently under the jurisdiction of Grays Harbor County. Grays Harbor County zoning for the annexation area is General Development 5 (G5). The City intends to control future development of the area to conform to its city standards.

Service agreements entered into under RCW 36.115 or RCW 39.34: Utility service areas will not change as a result of this annexation. Police will be provided by McCleary Police instead of Grays Harbor County Sheriff. McCleary Fire will continue to provide fire services. Grays Harbor Fire District 5 will continue to provide EMS services.

Interlocal agreements between a county and its cities: Not applicable.

Per capita assessed valuation: According to the Grays Harbor County Assessor for 2026, assessed valuation for the annexed area is \$217,656.

Topography, natural boundaries and drainage basins, proximity to other populated areas: The parcel is relatively flat with a gradual drop in elevation of 20 feet total from east to west. There appear to be no significant drainage basins, streams or wetlands that would impede development. Accessibility to the eastern may be impeded by the railroad grade/crossing. The parcel is adjacent to two public streets (E. Bear Street and E. Buck Street) that currently terminate at the west property line of the subject property that would provide access.

The existence and preservation of prime agricultural soils and productive agricultural uses: The area is not used for agricultural purposes.

The likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years: The zoning in the area is Rural Residential to the north, General Development Five to the east. The City of McCleary has zoned the area to the west and south as R1 Single Family Residential.

Location and most desirable future location of community facilities: There are no community facilities planned for the annexation.

2. MUNICIPAL SERVICES

Need for municipal services: Urban governmental services, as defined by state law, include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.

At present, the City of McCleary provides water and sewer service to the area bordering the annexation area. There could be water and sewer provided by the City of McCleary to the annexation area. Police will be provided by McCleary Police instead of Grays Harbor County Sheriff. McCleary Fire will continue to provide fire services. Grays Harbor Fire District 5 will continue to provide EMS services. The area is within the McCleary School District and the Timberland Regional Library District.

Effect of ordinances, governmental codes, regulations and resolutions on existing services: The City of McCleary proposes to annex the area using the petition method. City of McCleary Resolution No. 738 approving annexation of the area becomes conditionally effective upon review and approval by the Boundary Review Board.

Present cost and adequacy of governmental services and controls in the area: The area presently receives adequate services from Grays Harbor County and Fire Protection District 5. If annexed, services to the proposed annexation area would be met by city standards and codes.

Prospects of governmental services from other sources: Other than Grays Harbor County and current service providers, there are no other service options for the area.

Probable future needs for such services and controls: The area will require increased water and sewer services as well as other municipal services if further developed.

Probable effect of proposal on cost and adequacy of services and controls in area and adjacent area: The level of services in the area is adequate for the land as currently developed. An increased level of services in the area will be required if future single family development occurs.

The effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units: Grays Harbor County would not receive tax revenues based upon the assessed value or the sales tax generated. Fire District 5 would receive less tax revenues if annexation is approved.

The effect of the proposal on adjacent areas, on mutual economic and social interests, and on the local government structure of the county: The proposed annexation would have minimal impacts on adjacent areas with the exception of increased traffic flow in the event of future residential and/or commercial development in the area. There would be minimal impacts on mutual economic and social interests, or on the local government structure of the county.

OBJECTIVES (RCW 36.93.180)

Preservation of natural neighborhoods and communities: The proposed annexation area is presently zoned General Development 5 (G5). The City of McCleary anticipates

classifying the area under Single Family Residential (R1). The Board determined that this objective was met.

Use of physical boundaries, including but not limited to bodies of water, highways and land contours: Accessibility to the east may be impeded by the railroad grade/crossing. The parcel is adjacent to two public streets (E. Bear Street and E. Buck Street) that currently terminate at the west property line of the subject property that would provide access. The parcel is bordered by State Highway 108 to the southwest. The Board determined that this objective was met.

Creation and preservation of logical service areas: The proposed annexation area could receive water and sewer services from the City of McCleary and would receive water and sewer services in the event of future development. The proposed annexation area would require Grays Harbor County to maintain the adjacent county roads. The Board determined that this objective was met.

Prevention of abnormally irregular boundaries: The boundaries of the proposed annexation area are contiguous with the City of McCleary boundary. The Board determined that this objective is met.

Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas: The Board determined that this objective did not apply.

Dissolution of inactive special purpose districts: The Board determined that this objective did not apply.

Adjustment of impractical boundaries: The Board determined that this objective did not apply.

Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character: The Board determined that this objective did not apply.

Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: The Board determined that this objective did not apply.

Compliance with the State Environmental Policy Act (SEPA): The Board is charged with complying with SEPA, however it will seldom, if ever, act as the lead agency on a project and has neither the staff nor expertise to conduct independent environmental reviews and threshold determinations. In this matter, no separate SEPA determination has been performed for the proposed area.

WAC 197-11-070 does not allow agencies to take an action on a proposal when that action would (1) have an adverse environmental impact or limit the choice of reasonable alternative. The board determined that annexation will not create an adverse environmental impact and therefore does not violate SEPA.

HAVING CONSIDERED each of the provisions contained in RCW 36.93.170 and RCW 36.93.180, it is the opinion of the Boundary Review Board that this annexation proposal be approved.

NOW THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR GRAYS HARBOR COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 2026-001 submitted by the City of McCleary be, and the same is, hereby approved.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR GRAYS HARBOR COUNTY by a vote of 3 in favor 0 against the 2nd day of September, 2026, and signed in authentication of its said adoption on said date.

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR GRAYS
HARBOR COUNTY**



William Messenger, Chair

ATTESTED TO and filed by me on this 2nd day of September, 2026.



Wendy Chatham, Clerk of the Board